035.0	0003	0014.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 631,100 / 631,100
					USE VALUE: 631,100 / 631,100
					ASSESSED: 631,100 / 631,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GRANTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHULCHUNG TENZIN
Owner 2:	BHUTI NAMGYAL
Owner 3:	
Street 1:	10 GRANTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PHULCHUNG TENZIN -
Owner 2:	CHANGSAR NIMA -
Street 1:	10 GRANTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,255 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1918 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6255.000	241,300	900	388,900	631,100
Total Card	0.144	241,300	900	388,900	631,100
Total Parcel	0.144	241,300	900	388,900	631,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.11 | /Parcel: 329.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24495
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!2888!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,300	900	6,255.	388,900	631,100	631,100	Year End Roll	12/18/2019
2019	101	FV	206,900	0	6,255.	352,400	559,300	559,300	Year End Roll	1/3/2019
2018	101	FV	206,900	0	6,255.	334,200	541,100	541,100	Year End Roll	12/20/2017
2017	101	FV	206,900	0	6,255.	291,700	498,600	498,600	Year End Roll	1/3/2017
2016	101	FV	206,900	0	6,255.	249,100	456,000	456,000	Year End	1/4/2016
2015	101	FV	194,100	0	6,255.	230,900	425,000	425,000	Year End Roll	12/11/2014
2014	101	FV	194,100	0	6,255.	191,400	385,500	385,500	Year End Roll	12/16/2013
2013	101	FV	194,100	0	6,255.	182,300	376,400	376,400		12/13/2012

PRINT

Date	Time
12/10/20	18:13:44

LAST REV

Date	Time
09/09/19	15:20:36
apro	
2888	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHULCHUNG TENZI	71811-418	1	10/30/2018	Estate/Div	1	No	No		
PAGLIERANI SAND	49996-516		8/24/2007		398,000	No	No		
	15265-28		10/1/1983		75,000	No	No		Y

USER DEFINED

Prior Id # 1:	24495
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2019	543	Alterati	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
3/30/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
2/25/2000	Meas/Inspect	197	PATRIOT
8/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6255		Sq. Ft.	Site		0	64.	0.97	3									388,895						388,900	

Total AC/HA: 0.14360 | Total SF/SM: 6255 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,895 | Spl Credit | Total: 388,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99722350
Adj $ / SQ:	141.356
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327790
Depreciation:	86537
Depreciated Total:	241253

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

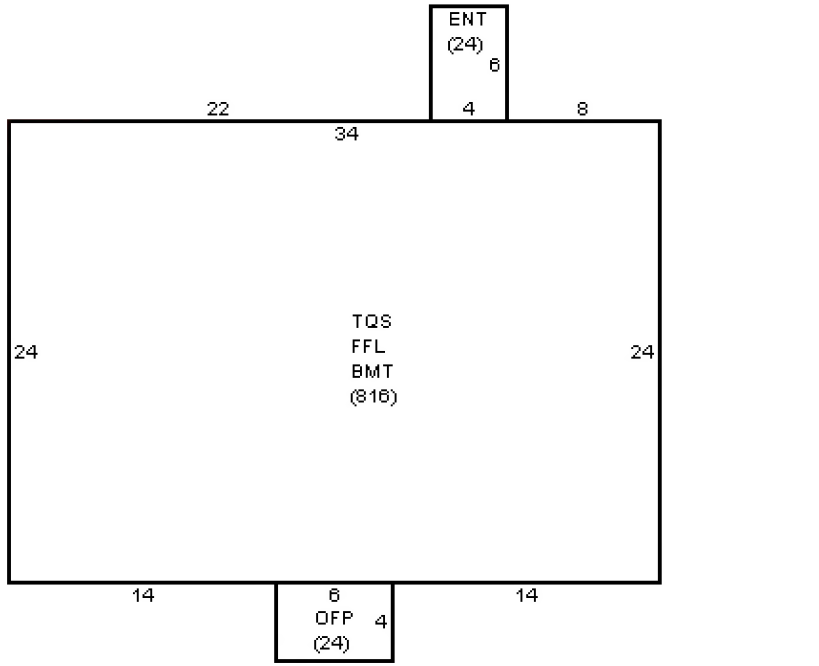
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.36
Special Features:	0	Val/Su Net:	105.28
Final Total:	241300	Val/Su SzAd	168.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	50.550	41,248
FFL	First Floor	816	141.360	115,347
TQS	3/4 Story	612	141.360	86,510
ENT	ENTRY	24	26.330	632
OFP	Open Porch	24	43.880	1,053
	Net Sketched Area:	2,292	Total:	244,790
Size Ad	1428	Gross Are	2496	FinArea 1918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	F	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	14X20	A	AV	2000	3.59	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900